Karen Johnson
Batch # 1432694
06/11/2026 10:04:33 AM
Fees: $23.00 Taxes: $5,531.50

Davidson County
DEEDWARR
4 pgs

20260611-0053022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jonathon Logan Anderson and Elizabeth Caskey Anderson	NEW OWNER	104 06 0 234.00
(NAME)	(NAME)	
3201 Acklen Ave	3201 Acklen Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sean R. LeNoue and wife, Jennie M. LeNoue**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathon Logan Anderson and Elizabeth Caskey Anderson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 101 and the Easterly 1/2 of Lot 100 in the plan of R. W. GRIZZARD SUBDIVISION of a part of the Bosley Land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, and not of record, being further described to-wit:

Said Lot 101 and Easterly 1/2 of Lot 100 fronts 90 feet along the Southerly margin of Orient Circle and extends back between parallel lines 195 feet to an alley.

Being the same property conveyed to Sean R. LeNoue and wife, Jennie M. LeNoue, by Warranty Deed from Graham F. Carpenter and wife, Suzanne D. Carpenter, of record in Instrument No. 20180511-0045262, in the Register's Office of Davidson County, Tennessee, dated May 08, 2018, and recorded on May 11, 2018.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3201 Acklen Ave, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 9th day of June, 2026.

Sean Robert LeNoue
Sean R. LeNoue

Jennie M LeNoue

STATE OF _____

COUNTY OF _____ **SEE ATTACHED CERTIFICATE**

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sean R. LeNoue and Jennie M. LeNoue, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2026.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: _____

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me by means of

☐ Physical Presence,

— OR —

☑ Online Notarization,

this 09 (*Date*) day of JUNE (*Month*), 2026 (*Year*), by

Sean R. LeNoue & Jennie M. LeNoue
Name of Person Acknowledging

Signature of Notary Public — State of Florida

Karhonda White
Name of Notary Typed, Printed or Stamped

☐ Personally known
☑ Produced Identification
Type of Identification Produced: TN DL

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC — STATE OF FLORIDA

Karhonda White
Electronic Notary Public
State of Florida
Commission #: HH511764
Commission Expires: 06/03/2028

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED
Document Date: 06/09/2026 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

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Certificate of Authenticity

I, Virginia Desjarlais, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 9, 2026.

Date

Affiant Signature

June 9, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

